

TRANSFER  
TAX  
PAIDWARRANTY DEED

033190

**KNOW ALL MEN BY THESE PRESENTS, THAT WE, DAVID M. LUBIN and ELIZABETH W. LUBIN**, both of Winston Salem, in the State of North Carolina,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **RICHARD J. ELIAS, JR. and NANCY E. ELIAS**, both of Vassalboro, County of Kennebec and State of Maine, whose mailing address is RR #1, Box 4465 Riva Ridge Drive, Vassalboro, ME

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **RICHARD J. ELIAS, JR. and NANCY E. ELIAS**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with any buildings thereon, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set on the northerly right of way line of the cul-de-sac section of Stone Ridge Drive at the common front corner of Lots 4 and 5 as shown on a subdivision plan entitled "Final Subdivision Plan of Stone Ridge - Waterville, Maine", dated July 1986 by K & K Land Surveyors, Inc.; thence in a general westerly direction following along the northerly right of way line of said Stone Ridge Drive cul-de-sac along an arc convex to the south a curved distance of 120.00 feet to an iron pin set on said line at the common front corner of Lots 3 and 4 of said plan, said arc has a radius of 5.00 feet and a central angle of 91° 40' 24"; thence N 32° 35' 43" W along the common side line of Lots 3 and 4 a distance of 130.49 feet to an iron pin set on the southeasterly line of land now or formerly of Donald Toulouse at the common rear corner of said Lots 3 and 4; thence N 31° 50' 58" E along the southeasterly line of said Toulouse land a distance of 275.00 feet to a granite monument marking a westerly corner of land of the Kennebec Water District; thence S 63° 09' 31" E along a southwesterly line of said District land a distance of 348.24 feet to a granite monument set at a corner of said District land; thence S 25° 48' 54" W along a northwesterly line of said District land a distance of 19.85 feet to a granite monument set at another westerly corner of said District land, said monument also marks the common rear corner of Lots 4 and 5 of said plan; thence S 65° 25' 19" W along the common side line of Lots 4 and 5 a distance of 305.25 feet to the iron pin at the point of beginning. Containing 1.77 acres.

Meaning and intending to convey Lot #4 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc., dated July 1986 and recorded in the Kennebec County Registry of Deeds in File #E-87010.

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This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.
8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lot or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantors herein do not hold themselves responsible for enforcing the foregoing restrictions.

Being the same premises conveyed to the herein Grantors by Warranty Deed of Edward J. Cutter and Selma F. Cutter, dated October 5, 1998 and recorded in the Kennebec County Registry of Deeds at Book 5756 Page 282.

IN WITNESS WHEREOF, WE, the said **DAVID M. LUBIN** and **ELIZABETH W. LUBIN** have hereunto set our hands and seals this 29th day of October, 1999.

Signed, Sealed and Delivered  
in the presence of:

Witness

Witness

David M. Lubin  
**DAVID M. LUBIN**

Elizabeth W. Lubin  
**ELIZABETH W. LUBIN**

**ACKNOWLEDGEMENT**

STATE OF MAINE North Carolina  
KENNEBEC, ss. County of Forsyth

October 29, 1999

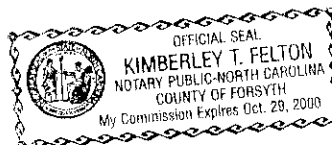
Personally appeared the above named **DAVID M. LUBIN** and **ELIZABETH W. LUBIN** who acknowledged the foregoing instrument to be their free act and deed.

Before me,

Kimberley T. Felton  
NOTARY PUBLIC

Kimberley T. Felton  
(PRINT NAME)

re. deeds. LUBIN to ELIAS DEED



RECEIVED KENNEBEC SS.

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ATTEST: Harriet R. Mendenhall  
REGISTER OF DEEDS